



Twin Falls Planning & Zoning Commission Minutes

Tuesday, December 8, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Call In Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 318 154 697#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:01 pm
A quorum was present.

Members present: Titus, Kelley, Hansen, Bolton, Musser

Staff Present: Spendlove, Ebersole, Hart, Zollinger, Nope, Hafer

3) Consent Calendar

Commissioner Kelley made a motion to approve the consent calendar, as presented.
Commissioner Hansen seconded the motion.

Motion approved by a vote of 4-0-1

- a) Approval of minutes from the following meeting: November 17, 2020

4) Items of Consideration

- a) Request for consideration of the Preliminary Plat for the J&J Meadows Subdivision approximately .42(+/-) acres to develop 2 residential lots located at 1751 3rd Avenue East. (PZ20-0121)

Staff Presentation:

Senior Planner Hart presented the request for consideration of the Preliminary Plat for the J&J Meadows Subdivision approximately .42(+/-) acres to develop 2 residential lots located at 1751 3rd Avenue East. (PZ20-0121)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, may the plat be recorded, and lots sold for development.

It is assumed this property has been zoned R4 since 1981 when Ordinance 2012 was passed, creating the basis for the Zoning Districts you see today. No further pertinent zoning history is known at this time.

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the R-4 Zoning District development standards.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". Staff has determined this request complies with the 2016 Comprehensive Plan. Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

Applicant Presentation:

David Thibault, EHM Engineers, representing applicant, presented the request for the Preliminary Plat for the J&J Meadows Subdivision approximately .42 (+/-) acres to develop 2 residential lots located at 1751 3rd Avenue East. He stated 3rd Avenue East will be reconstructed with curb, gutter, and sidewalk. City water and sewer will be tied in to the second duplex with the existing connection. There are no irrigation water rights at this property, so there is no pressurized irrigation. They will be using an alternate landscape plan, which has been discussed with City staff.

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for the Preliminary Plat for the J&J Meadows Subdivision approximately .42 (+/-) acres to develop two (2) residential lots located at 1751 3rd Avenue East. (PZ20-0105)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5 to 0.

5) Public Hearings

- a) Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-2 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC.

(PZ20-0088)

Staff Presentation:

Senior Planner Hart presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-2 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)

Per City Code, a public hearing shall be held before the Commission for a recommendation to City Council. The City Council may amend the zoning district and the zoning map, amend with recommendations, or deny the request.

The subject property is approximately 157 acres and was previously used for agricultural purposes. It was annexed into the City in 2006 and is currently zoned R-4.

The applicant has declared a few modifications from the applicable City Code:

1. Three (3) modifications to the R-4 district:
 - a. Allowing dwellings of a triplex and fourplex as a permitted use.
 - b. Allowing the following types of Governmental Facilities as permitted uses: Fire and Police Stations, Governmental office buildings, and Judicial facilities.
 - c. Reducing the minimum lot area requirement for duplexes from 7000 SF to 6500 SF
2. One (1) modification to the C-1 district:
 - a. Allowing a triplex or fourplex as a permitted use, instead of requiring a Special Use Permit.
3. Addition of a landscaped buffer where the C-1 and M-2 districts are adjacent to the R-4 district. A ten (10) foot landscaped buffer is required to provide sound and visual buffering.

City Staff finds the result of these changes allows for a transition between existing and future residential uses, and future commercial and industrial uses. The proposed ZDA helps accomplish the transition between uses by creating a visual and physical separation between uses.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

PZ/Questions & Comments:

- Commissioner Bolton asked the number of residential units.
- Senior Planner Hart answered 122 fourplex buildings and 56 single family lots.
- Commissioner Bolton asked about what the other buildings would be used for.
- Senior Planner Hart clarified what the buildings may be used for.
- Commissioner Hansen asked how close the dairy project approved by the commission is to the properties.
- PZ Director Spendlove clarified the location of the approved Gem State Dairy project. He also clarified where roads would be constructed to the north and east of properties

- as requirements of this development.
- Commissioner Bolton asked if Orchard Dr. and Grandview Dr. would be part of the required roadway development with this project.
- PZ Director Spendlove explained how impact fees program works.

Applicant Presentation:

David Thibault, EHM Engineers, representing applicant, presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-2 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South. This request is to modify plan from 1981 for a future land use of R4. He explained the different zoning for the property and how it will be developed with the future roadways and road reconstruction. He explained the buffer between C1 and the residential areas and the use of open space. He stated this is a long-term project. He believes this is a good project for the area.

PZ/Questions & Comments:

- Commissioner Hansen asked how many residences could fit on the property if left as zoned R4. He asked if the proposed plan would create a lower density with the M2 and C1 zones.
- Mr. Thibault stated the property could fit up to 560 4-plex buildings with four (4) doors each. This plan reduces the residential density to 1/4 density compared to the current zoning. He stated there is a need for warehouse and freezer space for commodity storage.
- Commissioner Hansen asked about platting before building.
- PZ Director Spendlove clarified the platting process. He stated if the zoning is left as is, four-plexes would need to have a Special Use Permit. As the property stands now, one single family dwelling could be constructed.
- Chairperson Titus asked about the exception with tri and four-plexes asked for in C1 zone.
- Mr. Thibault clarified the reason for asking for this exception.
- Vice Chair Kelley asked about landscape buffer.
- Mr. Thibault clarified the landscape buffer.

Public Hearing: Opened

- Robert Reeder, citizen, is opposed to this request.
- Lisa Latshaw, citizen, is opposed to this request.
- Allison Bongerte, citizen, opposed to the request.
- Terry Downs, citizen, is opposed to the request.
- Leslie Wolff, citizen, is opposed to the request.
- Allison Gnesa, citizen, is opposed to the request.
- Richard Carney, citizen, is opposed to the request.
- Ray Martin, citizen, is opposed to the request.
- Virginia Tucker, citizen, is opposed to the request.

Mr. Thibault gave his closing statement. He addressed the citizens' concerns and stated specific concerns will be addressed at the platting process.

PZ Questions/Comments:

- Commissioner Bolton asked applicant has had discussion with Twin Falls County re: Orchard Drive.
- Mr. Thibault stated there has not been discussion with the county at this time.

- PZ Director Spendlove the road maintenance process.
- Chairperson Titus asked about the recommended truck routes.
- PZ Director Spendlove clarified who has jurisdiction over the truck routes.
- Chairperson Titus asked for clarification on the recommendation to City Council for this item.
- PZ Director Spendlove clarified the recommendation to City Council for this item. He stated that the zoning is being voted on with this application. The physical infrastructure will be done at the platting process and brought back to the Commission at a later date.

Public Hearing: Closed

Discussions Followed:

- Commissioner Bolton stated while there is a need for multifamily housing in the city, she is not sure this is the place, due to increased traffic to the area.
- Commissioner Hansen stated he believes the applicant has presented a clear plan that makes sense. He reminded the commission that their role tonight is to recommend the zoning of the plan.
- Commissioner Musser stated likes mixed use and layout of the plan. He stated there is an infrastructure concern, but can get behind the ZDA request, with the lowered density with the M2 and C1 zones.
- Vice Chair Kelley stated the need for warehousing space isn't clearly understood and sorely needed in the United States. He believes this zoning request makes sense with the mixed use. He understand the neighbors' concerns, but this plan does fit with the city's Comprehensive Plan.
- Chairperson Titus stated the neighbors' concerns will be addressed at the platting process. She believes this zoning makes sense, with it abutting existing M2 zone, and the plan allows for less density compared to the R4 zoning as it is now. She stated this plan could lower truck traffic across the state, by filling local needs.
- Vice Chair Kelley stated the proposed buffer zone and setbacks are larger than required by code. He stated he believes they are sufficient and supports the proposal as written.
- Commissioner Hansen stated the developer will be held accountable for the details at the platting process. He stated he is supportive of this request as written.
- Commission Musser asked for clarification on the motion.
- The motion was clarified.

MOTION: Vice Chair Kelley moved to approve a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-2 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)
Commissioner Hansen seconded the motion.

Motion Approved by a vote of 4-1.

6) Upcoming Meeting(s)

- a) Worksession: Wednesday, January 6, 2021 at noon
Tuesday, January 12, 2021

7) Adjournment

The meeting adjourned at 7:41 pm

Kelli Ebersole

Kelli Ebersole, Administrative Assistant